

FOR LEASE

Harford County, Maryland

ABERDEEN PLAZA

1-21 ABERDEEN SHOPPING PLAZA | ABERDEEN, MARYLAND 21001

AVAILABLE

- ▶ 15,000 sf anchor space
- ▶ 1,920 sf (former PT space)
- ▶ 2,000 sf (former medical space)

PARKING

900+ surface spaces

ZONING

B-3 (Highway Commercial)

TRAFFIC COUNT

13,891 AADT (W. Bel Air Ave)

RENTAL RATE

\$14.00 psf, Modified Gross

HIGHLIGHTS

- ▶ Former sub shop/carryout and physical therapy space avail.
- ▶ Close proximity to I-95 (104,545 AADT) & Aberdeen Throughway / Rt. 22 (23,271 AADT)
- ▶ Immediate area boasts a variety of convenient and popular amenities
- ▶ Signage available
- ▶ Negotiable terms



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BIRDSEYE

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TRADE AREA

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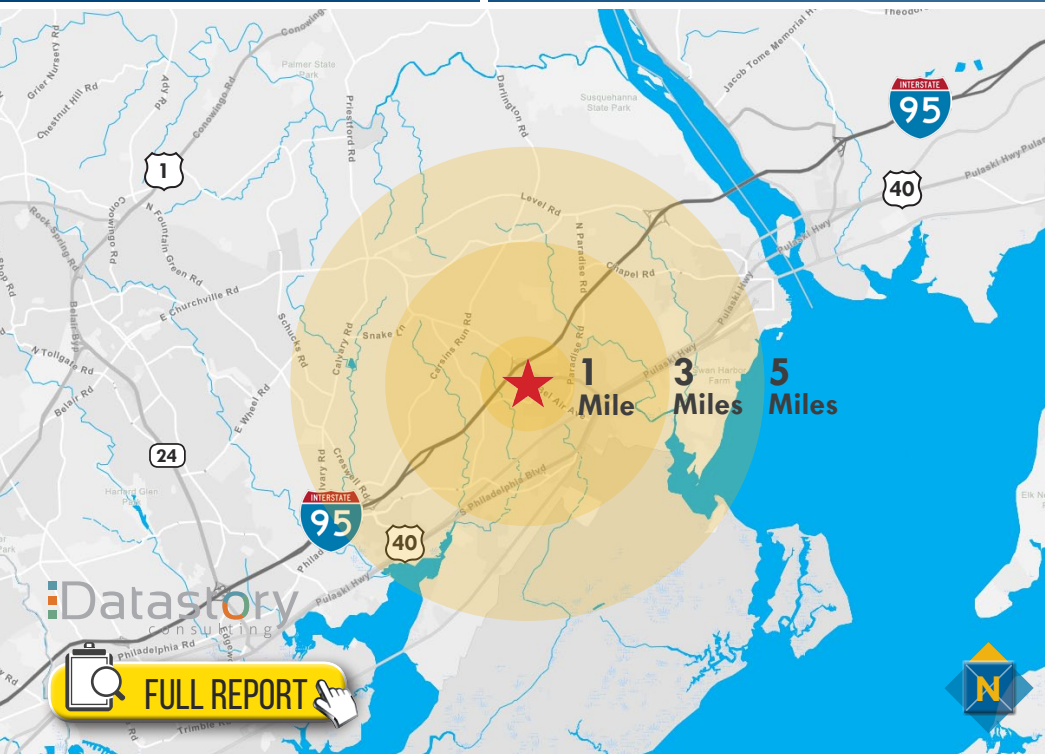


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LOCATION / DEMOGRAPHICS

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RESIDENTIAL POPULATION 5,242 1 MILE 24,878 3 MILES 49,166 5 MILES	NUMBER OF HOUSEHOLDS 2,219 1 MILE 9,490 3 MILES 18,259 5 MILES	AVERAGE HH SIZE 2.35 1 MILE 2.61 3 MILES 2.63 5 MILES	MEDIAN AGE 40.6 1 MILE 37.9 3 MILES 38.2 5 MILES
AVERAGE HH INCOME \$68,204 1 MILE \$74,012 3 MILES \$85,284 5 MILES	EDUCATION (COLLEGE+) 55.3% 1 MILE 56.8% 3 MILES 60.5% 5 MILES	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 94.9% 1 MILE 93.9% 3 MILES 94.1% 5 MILES	DAYTIME POPULATION 6,206 1 MILE 25,196 3 MILES 50,858 5 MILES

31%
PARKS AND REC
2 MILES

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Many of these families are two-income married couples approaching retirement age. They are comfortable in their jobs and their homes and budget wisely, but do not plan on retiring anytime soon or moving.

2.49
AVERAGE HH SIZE

40.3
MEDIAN AGE

\$55,000
MEDIAN HH INCOME

18%
METRO FUSION
2 MILES

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Metro Fusion is a young, diverse market made up of hard-working residents that are dedicated to climbing the ladders of their professional and social lives. They spend money readily unless saving.

2.63
AVERAGE HH SIZE

28.8
MEDIAN AGE

\$33,000
MEDIAN HH INCOME

12%
COMFORTABLE EMPTY NESTERS
2 MILES

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These Baby Boomers are earning a comfortable living and benefiting from years of prudent investing and saving. Their net worth is well above average, and they value their health and financial well-being.

2.50
AVERAGE HH SIZE

46.8
MEDIAN AGE

\$68,000
MEDIAN HH INCOME

10%
PLEASANTVILLE
2 MILES

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Prosperous domesticity best describes these settled denizens. They maintain their higher incomes and standard of living with dual incomes, and shop online and in a variety of stores, from upscale to discount.

2.86
AVERAGE HH SIZE

41.9
MEDIAN AGE

\$85,000
MEDIAN HH INCOME